

# 2011 Property Tax Report

## Greene County

### with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Greene County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

#### Comparable Homestead Property Tax Changes in Greene County

The average homeowner saw a 6.4% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 29.6% lower than they were in 2007, before the property tax reforms.

87.8% of homeowners saw lower tax bills in 2011 than in 2007.

41.1% of homeowners saw tax increases of between 1% and 9% from 2010 to 2011.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>				
Higher Tax Bill	5,300	70.5%	905	12.0%
No Change	566	7.5%	14	0.2%
Lower Tax Bill	1,652	22.0%	6,599	87.8%
<b>Average Change in Tax Bill</b>	<b>6.4%</b>		<b>-29.6%</b>	
<b>Detailed Change in Tax Bill</b>				
20% or More	848	11.3%	474	6.3%
10% to 19%	1,362	18.1%	160	2.1%
1% to 9%	3,090	41.1%	271	3.6%
0%	566	7.5%	14	0.2%
-1% to -9%	1,100	14.6%	449	6.0%
-10% to -19%	227	3.0%	667	8.9%
-20% to -29%	107	1.4%	986	13.1%
-30% to -39%	60	0.8%	1,363	18.1%
-40% to -49%	38	0.5%	1,172	15.6%
-50% to -59%	27	0.4%	720	9.6%
-60% to -69%	15	0.2%	314	4.2%
-70% to -79%	12	0.2%	195	2.6%
-80% to -89%	6	0.1%	148	2.0%
-90% to -99%	6	0.1%	126	1.7%
-100%	54	0.7%	459	6.1%
<b>Total</b>	<b>7,518</b>	<b>100.0%</b>	<b>7,518</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

★★★★★★  
 LOSS OF STATE HOMESTEAD  
 CREDIT AND SOMEWHAT  
 HIGHER TAX RATES RAISED  
 HOMEOWNER TAX BILLS  
 ★★★★★★

#### Homestead Property Taxes

Homestead property taxes increased 6.4% on average in Greene County in 2011. This was more than the state average of 4.4%. Greene County homestead taxes were still 29.6% lower in 2011 than they were in 2007, before the big tax reform. The larger-than-average homestead tax increase in 2011 was partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.7% in Greene County in 2010. A small average tax rate increase among Greene County local governments also added to the homestead tax bill rise.

#### Tax Rates

Property tax rates increased in about half of Greene County tax districts. The tax rate increased by an average of 0.6% because the increase in certified net assessed value was slightly lower than the increase in the levy. Levies in Greene County increased by 5.2%. The biggest levy increases were in the Linton-Stockton Schools capital projects and bus replacement funds and the county general fund, which was partially offset by a large reduction in the county EMS fund. Greene County's total net assessed value increased 6.0% in 2011. (The certified net AV used to compute tax rates rose by 4.6%.) Homestead and agricultural net assessments increased by 5.5% and 8.0%, respectively. Other residential assessments showed an increase of 4.0%, while business net assessments increased by 5.2%.

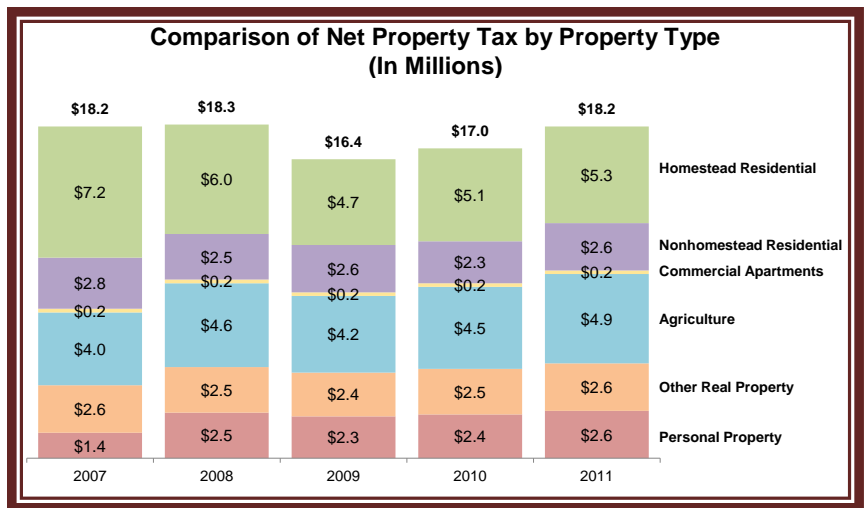
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**TAX INCREASES FOR ALL NONHOMESTEAD  
PROPERTY CATEGORIES, EXCEPT APARTMENTS**

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**Net Tax Bill Changes - All Property Types**

Net tax bills for all taxpayers rose 6.7% in Greene County in 2011, greater than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 12.0%. Tax bills for commercial apartments fell 9.7%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - increased by 5.4%. Agricultural tax bills rose 8.7%. This was partly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



**Tax Cap Credits**

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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**TAX CAP CREDITS  
INCREASED IN 2011**

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Total tax cap credit losses in Greene County were \$1.8 million, or 9.1% of the levy. This was nearly identical to the state average loss rate of 9.2%, but more than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Greene County's tax rates were slightly above the state median. Greene County also had two taxing districts with tax rates well above \$3 per \$100 assessed value, which can make property in any tax cap category eligible for credits.

About two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the cities of Linton and Jasonville and the Jasonville Library District. These units were within the districts with the \$3 tax rates. The largest dollar losses were in the Eastern Consolidated and Linton-Stockton School Corporations, the city of Linton, and the county unit.

Greene County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$250,614	\$1,044,472	\$146,221	\$23,550	\$1,464,857	7.7%
2011 Tax Cap Credits	309,027	1,220,629	252,720	36,599	1,818,975	9.1%
<b>Change</b>	<b>\$58,412</b>	<b>\$176,158</b>	<b>\$106,499</b>	<b>\$13,049</b>	<b>\$354,118</b>	<b>1.4%</b>

Tax cap credits increased in Greene County in 2011 by \$354,118, or 24%. The additional

credits represent an added loss of 1.4% of the total tax levy. About half of the increase in tax cap credits was in the 2% tax cap category. Tax increases in several districts with rates already above \$2 helped cause the increases in credits in the 2% category. The elimination of the state homestead credit added to the 1% tax cap credit increase.

**The Effect of Recession**

The 2009 recession had little effect on Greene County assessments for pay-2011. All categories of assessed value increased, implying that property prices and construction activity in 2009 were not constrained very much by the recession.

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**2009 RECESSION HAD LITTLE EFFECT  
ON ASSESSMENTS IN 2011**

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$759,131,321	\$775,569,020	2.2%	\$265,197,024	\$279,851,929	5.5%
Other Residential	89,321,900	93,211,000	4.4%	82,340,450	85,622,060	4.0%
Ag Business/Land	245,726,000	265,823,800	8.2%	243,562,585	263,036,985	8.0%
Business Real/Personal	267,049,811	276,847,454	3.7%	221,731,566	233,244,414	5.2%
<b>Total</b>	<b>\$1,361,229,032</b>	<b>\$1,411,451,274</b>	<b>3.7%</b>	<b>\$812,831,625</b>	<b>\$861,755,388</b>	<b>6.0%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

### Greene County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2007	2008	2009	2010	2011	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
<i>County Total</i>	23,799,260	25,894,332	16,563,706	18,448,702	19,406,979	8.8%	-36.0%	11.4%	5.2%
State Unit	19,929	21,538	0	0	0	8.1%	-100.0%		
Greene County	5,961,948	5,779,488	4,495,581	4,915,785	5,041,929	-3.1%	-22.2%	9.3%	2.6%
Beech Creek Township	49,404	52,295	74,667	78,612	70,906	5.9%	42.8%	5.3%	-9.8%
Cass Township	19,942	20,271	21,111	22,471	23,063	1.6%	4.1%	6.4%	2.6%
Center Township	87,581	96,442	75,901	103,385	115,550	10.1%	-21.3%	36.2%	11.8%
Fairplay Township	23,496	25,928	26,953	31,361	11,944	10.4%	4.0%	16.4%	-61.9%
Grant Township	20,600	21,275	20,901	23,043	10,528	3.3%	-1.8%	10.2%	-54.3%
Highland Township	20,112	21,542	21,636	22,237	22,744	7.1%	0.4%	2.8%	2.3%
Jackson Township	49,537	42,458	36,815	36,869	37,758	-14.3%	-13.3%	0.1%	2.4%
Jefferson Township	57,918	58,102	56,936	39,597	40,576	0.3%	-2.0%	-30.5%	2.5%
Richland Township	59,262	60,892	58,824	62,826	64,476	2.8%	-3.4%	6.8%	2.6%
Smith Township	25,603	22,604	25,203	12,034	12,310	-11.7%	11.5%	-52.3%	2.3%
Stafford Township	8,813	10,044	10,448	11,152	11,428	14.0%	4.0%	6.7%	2.5%
Stockton Township	137,988	142,607	143,786	149,509	152,635	3.3%	0.8%	4.0%	2.1%
Taylor Township	48,396	23,161	19,680	24,136	24,369	-52.1%	-15.0%	22.6%	1.0%
Washington Township	28,570	27,790	29,231	30,899	31,942	-2.7%	5.2%	5.7%	3.4%
Wright Township	92,803	170,850	96,357	106,332	108,882	84.1%	-43.6%	10.4%	2.4%
Linton Civil City	948,203	990,974	942,785	989,493	1,007,697	4.5%	-4.9%	5.0%	1.8%
Jasonville Civil City	264,885	303,290	292,722	325,683	334,065	14.5%	-3.5%	11.3%	2.6%
Bloomfield Civil Town	263,572	267,661	262,564	286,802	293,649	1.6%	-1.9%	9.2%	2.4%
Lyons Civil Town	80,338	83,655	83,546	90,299	92,675	4.1%	-0.1%	8.1%	2.6%
Newberry Civil Town	17,179	17,018	18,318	19,502	20,019	-0.9%	7.6%	6.5%	2.7%
Switz City Civil Town	15,406	15,826	14,921	16,366	66,710	2.7%	-5.7%	9.7%	307.6%
Worthington Civil Town	139,770	148,308	148,686	160,645	230,277	6.1%	0.3%	8.0%	43.3%
Bloomfield School Dist	3,399,252	3,539,344	1,753,494	1,852,780	1,953,047	4.1%	-50.5%	5.7%	5.4%
Eastern Consolidated School Corp	2,696,893	3,898,780	2,826,996	3,094,560	3,199,791	44.6%	-27.5%	9.5%	3.4%
Linton-Stockton School Corp	3,656,200	3,769,544	1,907,481	2,167,489	2,604,221	3.1%	-49.4%	13.6%	20.1%
M.S.D. Shakamak School Corp	1,063,321	1,280,001	606,129	691,249	703,134	20.4%	-52.6%	14.0%	1.7%
White River Valley Consol School Corp	3,988,291	4,263,511	1,722,066	2,308,247	2,373,978	6.9%	-59.6%	34.0%	2.8%
Jasonville Public Library	26,629	30,561	29,594	31,060	32,847	14.8%	-3.2%	5.0%	5.8%
Linton Public Library	142,230	306,314	344,733	321,562	275,154	115.4%	12.5%	-6.7%	-14.4%
Worthington Public Library	65,133	66,567	66,341	75,963	77,972	2.2%	-0.3%	14.5%	2.6%
Bloomfield-Eastern Greene County Public Lib	320,056	315,691	329,300	346,754	360,703	-1.4%	4.3%	5.3%	4.0%
Greene County Solid Waste	0	0	0	0	0				
Greene County Redevelopment Comm	0	0	0	0	0				

# Greene County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
28001	Beech Creek Township	2.8043	--	--	--	--	--	--	2.8043
28002	Cass Township	1.6492	--	--	--	--	--	--	1.6492
28003	Newberry Town	2.7499	--	--	--	--	--	--	2.7499
28004	Center Township	2.8385	--	--	--	--	--	--	2.8385
28005	Fairplay Township	1.6136	--	--	--	--	--	--	1.6136
28006	Switz City-Fairplay Township	2.0260	--	--	--	--	--	--	2.0260
28007	Grant Township	1.6103	--	--	--	--	--	--	1.6103
28008	Switz City-Grant Township	2.0227	--	--	--	--	--	--	2.0227
28009	Highland Township	1.9384	--	--	--	--	--	--	1.9384
28010	Jackson Township	2.7843	--	--	--	--	--	--	2.7843
28011	Jefferson Township	1.7879	--	--	--	--	--	--	1.7879
28012	Worthington Town	2.5658	--	--	--	--	--	--	2.5658
28015	Smith Township	1.6315	--	--	--	--	--	--	1.6315
28016	Stafford Township	1.5622	--	--	--	--	--	--	1.5622
28017	Stockton Township	2.4405	--	--	--	--	--	--	2.4405
28018	Linton City	3.3659	--	--	--	--	--	--	3.3659
28019	Taylor Township	1.9180	--	--	--	--	--	--	1.9180
28020	Washington Township	1.5838	--	--	--	--	--	--	1.5838
28021	Lyons Town	2.8089	--	--	--	--	--	--	2.8089
28022	Wright Township	2.0510	--	--	--	--	--	--	2.0510
28023	Jasonville City	3.6990	--	--	--	--	--	--	3.6990
28024	Richland Township	1.9443	--	--	--	--	--	--	1.9443
28025	Bloomfield Town	2.4672	--	--	--	--	--	--	2.4672

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Greene County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	309,027	1,220,629	252,720	36,599	1,818,975	19,406,979	9.4%
<i>TIF Total</i>	0	0	0	0	0	533,314	0.0%
<i>County Total</i>	309,027	1,220,629	252,720	36,599	1,818,975	19,940,293	9.1%
Greene County	66,581	250,445	44,670	8,837	370,534	5,041,929	7.3%
Beech Creek Township	2,464	7,774	0	97	10,335	70,906	14.6%
Cass Township	11	73	0	13	97	23,063	0.4%
Center Township	4,789	11,662	0	393	16,844	115,550	14.6%
Fairplay Township	0	2	0	10	12	11,944	0.1%
Grant Township	15	2	0	35	52	10,528	0.5%
Highland Township	77	0	0	7	84	22,744	0.4%
Jackson Township	987	4,420	0	16	5,423	37,758	14.4%
Jefferson Township	44	829	0	72	944	40,576	2.3%
Richland Township	311	571	0	128	1,009	64,476	1.6%
Smith Township	0	0	0	6	6	12,310	0.1%
Stafford Township	19	0	0	5	23	11,428	0.2%
Stockton Township	2,800	11,351	2,601	387	17,139	152,635	11.2%
Taylor Township	163	0	0	35	198	24,369	0.8%
Washington Township	64	279	0	14	358	31,942	1.1%
Wright Township	263	4,563	2,174	152	7,151	108,882	6.6%
Linton Civil City	25,033	119,070	55,049	2,409	201,561	1,007,697	20.0%
Jasonville Civil City	1,551	54,507	31,049	601	87,708	334,065	26.3%
Bloomfield Civil Town	2,577	12,784	0	551	15,911	293,649	5.4%
Lyons Civil Town	1,933	8,389	0	278	10,600	92,675	11.4%
Newberry Civil Town	151	985	0	21	1,157	20,019	5.8%
Switz City Civil Town	34	69	0	111	214	66,710	0.3%
Worthington Civil Town	548	10,427	0	737	11,711	230,277	5.1%
Bloomfield School Dist	11,378	24,738	0	3,067	39,184	1,953,047	2.0%
Central School Dist	0	0	0	0	0	0	
Eastern Consolidated School Corp	114,651	343,712	0	6,580	464,943	3,199,791	14.5%
Linton-Stockton School Corp	54,286	237,565	82,053	6,459	380,363	2,604,221	14.6%
M.S.D. Shakamak School Corp	1,982	45,022	23,401	1,033	71,439	703,134	10.2%
Washington-Stafford Consol Schools	0	0	0	0	0	0	
White River Valley Consol School Corp	2,969	18,121	0	3,016	24,107	2,373,978	1.0%
Jasonville Public Library	152	5,359	3,053	59	8,624	32,847	26.3%
Linton Public Library	5,736	25,100	8,670	682	40,188	275,154	14.6%
Worthington Public Library	84	1,592	0	138	1,814	77,972	2.3%
Bloomfield-Richland Public Library	0	0	0	0	0	0	
Bloomfield-Eastern Greene County Public	7,373	21,216	0	652	29,241	360,703	8.1%
Greene County Solid Waste	0	0	0	0	0	0	
Greene County Redevelopment Comm	0	0	0	0	0	0	
TIF - Fairplay Township 005	0	0	0	0	0	504,210	0.0%
TIF - Jefferson Township 011	0	0	0	0	0	26,572	0.0%
TIF - Taylor Township 019	0	0	0	0	0	2,532	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.